

Comments received by Ward 6 regarding: Ord 21-8 “Granting the application of 2069 Marshall Ave LLC to rezone property at 2069 Marshall Avenue from T2 Traditional Neighborhood to T3 Traditional Neighborhood and amending Chapter 60 of the Legislative Code pertaining to the zoning map.”

Voicemail From: Jonathan Bream, 2068 Iglehart

Date: 3/7/2021

“Hi Councilmember Yang, my name is Jonathan Bream, I live at 2068 Iglehart, and I’m reaching out to you today about the rezoning of 2069 Marshall, which is item Ord 21-8 on the agenda for the next City Council meeting. I live directly behind that property. The City can accomplish its goals of density, affordability, and access to transit with the current T2 zoning. The developers can create an apartment building to meet those kinds of needs under the T2 zoning. And this is a point I thought Councilmember Prince so thoughtfully and clearly stated at the meeting on Wednesday, March 3rd. After reading testimony from neighbors who are objecting to the impact of this 5 story apartment building, Councilmember Prince urged the developers to look at plans for 3 and 4 story buildings. And as Councilmember Prince pointed out, there is no compelling reason to make a permanently upzone for this property after this time. Just a little more than two years ago, in 2018, after careful and concerted deliberation this property was already rezoned from R3 to T2. And the neighborhood has spoken overwhelmingly against this zoning and written testimony to the zoning committee, it was 28 opposed to 1 in favor, testimony to the City Council last week was 22 opposed, 3 in favor. When our neighborhood organization, the Union Park District Council committee on land use and economic development, there was a motion to send a letter supporting this rezoning and that motion was voted down. The committee requested more information and asked for plans for 3 or 4 story apartments. Please vote no to the rezoning of 2069 Marshall on Wednesday’s City Council meeting. Thank you so much.”

From: Jon Bream <jonbream@gmail.com>

Sent: Monday, March 8, 2021 1:28 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: Rezoning of 2069 Marshall (Ordinance 21-8)

Dear Councilmember Yang,

My name is Jonathan Bream and I live at 2068 Iglehart. I’m urging you to vote NO on the rezoning of 2069 Marshall (Ordinance 21-8 on the City Council agenda).

I have lived directly behind this property in question for 30 years with my wife and son. At last week’s City Council meeting, Councilmember Prince listened to the “large number of emails, letters and so forth” (her words) of objections from neighbors to a 5-story apartment building with rezoning to T3. (For the record, 28 emails opposed to the rezoning were received by the Zoning Committee, 22 testimonies opposed were received by the City Council.)

Therefore, Councilmember Prince thoughtfully and prudently suggested that, under the current T2 zoning, the developers could build a 3-story or 4-story apartment building (with a conditional use permit). That would mean the City could accomplish its goals of density, affordability and access to

transit, and we neighbors would not be outraged about an outsized building casting depressing shadows on our properties and drastically changing the integrity of our neighborhood.

In other words, there is no need to rezone 2069 Marshall.

Please listen to Councilmember Prince and listen to the neighborhood.

Call this compromise a win-win. Please vote NO on the rezoning of 2069 Marshall (Ord. 21-8).

Sincerely,

Jonathan Bream

2068 Iglehart

From: Judy Thomas <thomasliq@comcast.net>
Sent: Friday, March 5, 2021 6:35 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Zoning at 2069 Marshall

Please vote NO concerning the variance on the proposed apartment building. The zoning determined in 2018 is correct. Please listen to the neighbors and think of what it means to a quiet neighborhood. Also the traffic on that corner will be horrendous.

Thank you for listening.

Judy and Jim Thomas

2126 Iglehart

St. Paul, MN 55104

From: ROBIN DOYING <rodoying@comcast.net>
Sent: Monday, March 8, 2021 11:00 AM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

To Councilmember Nelsie Yang,

My name is Robin Doying and I live at 2082 Iglehart Ave. My husband Dean and I have lived in this wonderful neighborhood for 21 years. We are reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the

developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was already rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building.

We implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Robin & Dean Doying

2082 Iglehart Ave.

651-642-9904

From: Lindsey Davis <LDavis@zelle.com>

Sent: Saturday, March 6, 2021 8:42 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: FW: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Councilmember Yang,

I have lived at 2113 Iglehart Avenue since 2012. I'm reaching out to you today to respectfully request that you vote no on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

As Councilmember Prince recognized at the March 3 Council meeting, the City can accomplish its goals of density, affordability and access to transit and developers can create an apartment building to meet those needs under the current T2 zoning. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. The developers need to

make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change. Changing a property's zoning every few years sets an undue precedent.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building.

Again, I respectfully request that you vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Thank you,

Lindsey Davis

2113 Iglehart Ave.

From: Caitlin Walbruncl <walbruncl@aol.com>

Sent: Saturday, March 6, 2021 7:59 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

To Councilmember Nelsie Yang,

My name is Caitlin Walbrun and I live at 2119 Iglehart Ave. I've lived in this wonderful neighborhood for almost 4 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was already rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic

Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building

I implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Caitlin Walbrun

2119 Iglehart Ave.

From: HARRY & HEIDI BALLEY JR <hcball11@comcast.net>

Sent: Tuesday, March 9, 2021 9:05 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: Concerns Regarding Rezoning of 2069 Marshall Ave

Councilmember Yang,

My name is Harry Balley, and I live at 2062 Iglehart Avenue which is directly north of the proposed 55 foot complex. My family and I have lived in this neighborhood for 25 years, raised our family here, and plan to continue to support this community for years to come.

I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was *already* rezoned from R3 to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building.

I truly hope we have a voice that's heard.

I ask that you please vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Harry Balley 2062 Iglehart Ave, St. Paul

From: George Bounds <lockbounds@yahoo.com>

Sent: Tuesday, March 9, 2021 11:09 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: 2069 Marshall Avenue Rezoning

To: Council Member Yang:

As neighbors on Iglehart Avenue immediately to the north of 2069 Marshall Avenue, we are writing to request that you vote against the proposed zoning change for the Marshall Avenue property. The change will permit the construction of a 5-story apartment building within about 20 feet of our south property line. That potentially translates into a 100-foot long wall over 50 feet high just to our southeast. And the building, as proposed will run almost 180 feet along Cleveland Avenue to Marshall. Not only will the building be totally out of proportion to its surroundings, but its back and west walls will be all we'll see from our breakfast room windows and recently rebuilt rear screen porch and backyard bluestone patio. Being to our south and east, such a large building would shade our backyard, porch and breakfast room windows from morning and midday sun, such as we are enjoying today, for much of the year. And the negative impact doesn't end there. The 50-foot wall will dominate our house's "curb appeal" from the front on Iglehart. I expect many prospective buyers will not even get out of their car to look at the house—I know we wouldn't have.

The rezoning of corner lots along Marshall, which this application seeks to expand, occurred about 2 and a half years ago in 2018 when a plan worked on by a number of neighbors for over a year was pushed aside without notice in favor of this more aggressive one. What basis has been shown for changing such a recent zoning change? Why have the neighbors who will be so negatively impacted had so little opportunity for meaningful input? We realize the city is interested in increasing population density along Marshall, but maybe there is room for compromise. Perhaps a design for a three or even four-story building with greater setbacks from the alley and lot lines could be developed. Such a design would reduce the building's negative impact on the surrounding neighborhood while increasing the number of housing units. As long-term (over 20 years) residents of what is recognized as a very desirable Saint Paul neighborhood, we ask that you vote against this change and thus keep the door open as to what is ultimately built at the northwest corner of Cleveland and Marshall Avenues.

Thank you for your consideration of this matter.

George and Linda Bounds

2072 Iglehart Avenue

Saint Paul, MN 55104

651-659-9932

From: Laura O'Brien Smith <o_brien_la@hotmail.com>
Sent: Tuesday, March 9, 2021 2:21 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

Dear Councilwoman Yang,

Hello. My name is Laura O'Brien Smith and I live at 2127 Iglehart Avenue. My phone number is 651-647-1025 I have lived in this charming neighborhood for 15 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, that's ORD 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting.

There is no compelling reason to permanently up-zone this property. After careful consideration and deliberation, 2069 Marshall was already rezoned from R3 to T2 in 2018. Zoning is not meant to be changed every few years. The T2 zoning is the appropriate scale for development at this property. The developer can work within the zoning laws and make a fair profit. Bigger is not better.

Our neighborhood will be adding many, many new residents from other developments on Marshall between Wilder and Cretin, and there is no need to cram in more than the zoning allows on each parcel. We accept that development will occur (who doesn't want to live here!), but it must be done so with careful consideration, control, and respect for the community.

The neighborhood has spoken overwhelmingly against this rezoning as evidenced by letters and voicemails received by the Zoning Committee last month and the City Council last week.

Please listen to the neighbors and vote NO to the rezoning of 2069 Marshall Ave on Wed.

Thank you.

--Laura

From: Kelli Lovell <km_lovell76@yahoo.com>
Sent: Monday, March 8, 2021 4:13 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us >
Subject: Ord 21-8 - Concerns Regarding Rezoning of 2069 Marshall Ave

To Councilmember **Nelsie Yang**,

My name is Kelli Rahn and I live at 2063 Iglehart. I've been raising my family in this wonderful neighborhood for 8 years. I'm reaching out to you today to urge you to vote NO on the rezoning of 2069 Marshall, Ord 21-8 on the agenda for the next City Council meeting.

The City can accomplish its goals of density, affordability and access to transit with the current T2 zoning. Developers can create an apartment building to meet those needs under T2 zoning. This is a point so thoughtfully and clearly stated by Councilmember Prince at the March 3 meeting. After reading testimony from neighbors objecting to the devastating impact of a 5-story apartment, she urged the

developers to create plans for 3-story and 4-story apartment buildings under current zoning and consider a variance request instead of rezoning.

There is no compelling reason to permanently up-zone this property at this time. After careful consideration and deliberation, this property was already rezoned from R3: single family housing to T2 in 2018 - a change that was done to meet the city's goals of density for this location. Changing a property's zoning every few years sets an undue precedent. The developers need to make efforts to fit their plans within the current zoning, an exercise they have not yet done. A permanent zoning change is a major ask, and there is no outstanding reason to justify this change.

The neighborhood has spoken overwhelmingly against this rezoning (written testimony to the Zoning Committee, 28 against, 1 in favor of rezoning; written and oral testimony to the City Council, 22 against, 3 in favor of rezoning). The Union Park District Council's Committee on Land Use and Economic Development (CLUED) voted down a motion to send a letter supporting this rezoning. A large 5 story apartment building spanning two city lots would drastically change the character of the neighborhood for the worse. The current zoning (done in 2018) takes into account the appropriate scale for a building

I implore you to vote NO to the rezoning of 2069 Marshall to T3 at Wednesday's City Council meeting and leave the zoning as it was defined in 2018.

Sincerely,

Kelli Rahn

2063 Iglehart Ave

From: Jon Bream <jonbream@gmail.com>

Sent: Wednesday, March 10, 2021 1:20 AM

To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>

Subject: Today's meeting: 2069 Marshall rezoning

To Councilmember Yang,

We urge you to vote NO today on Ordinance 21-8, the rezoning of 2069 Marshall. It is a question of scale. Under the current T2 zoning, the developers can build an apartment building that would provide the kind of density, affordability and access to transit that the City and the neighborhood seeks. Rezoning is not required to accomplish these goals.

If you approve T3 zoning, the developers will be able to build a 5-story apartment building that would forever change the integrity of the neighborhood and irreversibly destroy the quality of life for many of the nearby neighbors.

I live at 2068 Iglehart, directly behind the property in question, and I've lived here for 30 years with my wife and son. According to a shadow study by the developers, our house is one of several that will be in shadows the entire winter, and we will be in partial shadows in spring, summer and fall. The shadow from a 5-story building would dramatically affect my wife's work as a master gardener with the University of Minnesota Extension Service, conducting experiments that benefit gardeners throughout the state.

Our neighborhood has spoken overwhelmingly against the rezoning of 2069 Marshall (28 emails against the rezoning to the Zoning Committee, 22 testimonies against rezoning to the City Council).

The applicant was involved in the rezoning of Marshall Avenue in October 2018 after months and months of deliberation. There was a deliberate choice to have T3 at the corner only and T2 for the rest of the block – thus defining the node as 2063 Marshall only. Now the applicant is requesting another rezoning. It is not necessary; zoning is not meant to be changed often.

The Merriam Park neighborhood welcomes a development of the appropriate scale that fits in our historic neighborhood. A 3-story or even a 4-story apartment complex (through a conditional use permit) could be accomplished with the current T2 zoning of 2069 Marshall.

Please listen to the neighborhood and vote NO today on the rezoning of 2069 Marshall.

Sincerely,

Jonathan Bream

2068 Iglehart Avenue